



#2013-35 Skyridge Club Apartments- Final PUD Amendment Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	August 6, 2013
<u>Requests:</u>	Final PUD Amendment to allow an additional freestanding sign at the northwest corner of Randall Road and Alexandra Boulevard.
<u>Location:</u>	Northwest corner of Randall Road and Alexandra Boulevard
<u>Acreage:</u>	≈ 31.9 acres (total)
<u>Existing Zoning:</u>	“R-3B PUD” Multifamily Residential
<u>Surrounding Properties:</u>	North: “RE” Residential Estate South: “R-2 PUD” Single-Family Residential PUD (vacant) East: Unincorporated (MCCD) West: “R-3B PUD” Multifamily Residential and “R-2 PUD” Single-Family Residential PUD
<u>Staff Contact:</u>	Latika V. Bhide 815.356.3615

Background:

Location: South of Ackman Road, east and west of Skyridge Drive, west of Randall Road and north of Alexandra Boulevard

Zoning: “R-3B PUD” Multifamily Residential

Development: Skyridge Club Apartments

Request: Final PUD Amendment to allow an additional freestanding sign at the northwest corner of Randall Road and Alexandra Boulevard.

Land Use Analysis:

History: The history for this property is summarized below:

Case Number	Request
85-59	Property existed as R-2 PUD zoning. Preliminary PUD for Skyridge (then called Evergreen Club) for 370 multi-family units.
86-42	SUP to develop a PUD and plat of subdivision for Phase 1
88-38	SUP to develop a Final PUD for Phase I. Skyridge Phase I was constructed in 1988.
98-23	Rezone from R-2 to R-4 PUD and variations to height, density, setback and parking for Phase II.
98-44	Final PUD for Skyridge Phase II
02-10	Final PUD Amendment to remove condition to construct a fence and extensive buffering adjacent to adjoining single family residential.

07-77	Rezoning from “R-2” Single Family to “R-4 PUD” Multiple Family for Phase I of Skyridge Apartments.
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Request: Skyridge Club would like to add a freestanding sign identifying the apartments at the northwest corner of Randall Road and Alexandra Boulevard. There are currently four freestanding signs identifying the apartments. One is located on Skyridge Drive at Alexandra Boulevard, another on Skyridge Drive, the third on Skyridge Drive at Ackman Road and the fourth on Randall Road. There are also several wayfinding signs throughout the apartment complex identifying the building and unit numbers.

 <p data-bbox="215 968 771 1003">Complex Identification Sign - Skyridge Dr.</p>	 <p data-bbox="865 951 1393 1020">Complex Identification Sign - Alexandra Boulevard and Skyridge Drive</p>
 <p data-bbox="207 1482 776 1518">Complex Identification Sign - Randall Road</p>	 <p data-bbox="995 1428 1260 1463">Wayfinding Signage</p>

The applicant would like to install a freestanding sign, 16 square feet in area and 3 feet 8 inches (44 inches) in height at the northwest corner of Randall Road and Alexandra Boulevard. The sign colors will match the other signage at this site. The proposed sign is double-faced and the interior angle between 2 sign faces appears to be greater than 45 degrees. If that is the case, the sign area is computed as the sum of the sign faces, which will be 32 square feet. The sign is proposed to be installed on Lot 4 of the subdivision, which is the also designated as the detention and drainage

easement.

Skyridge apartments were approved as a Planned Unit Development, but for the Commission's information, 1 sign per each complex entrance identifying the complex is permitted per the UDO.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting a Final Planned Unit Development approval for the petition as presented for the subject property. A Planned Unit Development is a Special Use and Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 of the Unified Development Ordinance establishes the general standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
 Meets *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
 Meets *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.
 Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.
 Meets *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.
 Meets *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air,

noise, or water pollution; ground contamination; or unsightly views.

Meets *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following are recommended as conditions of approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application, received 7-11-13
 - B. Sign Details, Quick Signs, received 7-11-13
2. The signage structure cannot be on top of or affect the structural integrity of any existing storm drain or drainage structures in any way.
3. If for any reason, access is required to any existing drainage structures within the drainage easement and the sign inhibits access, the sign is to be removed and replaced at the owner's expense.
4. The signage structure cannot reduce the detention volumes of the detention basins located in the easement.
5. The signage structure cannot impede the flow of water over, under or through the detentions and drainage easement.
6. To prevent any sight-line issues, the sign cannot be located any closer to Randall Road than the east edge of the sidewalk along Alexandra Boulevard.

7. A single-faced sign is recommended to be installed - between 5 to 10 feet back from the property line. The sign can be either at an angle or parallel to the sidewalk, but cannot encroach onto the slope of the detention basin.
8. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments.

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**City of Crystal Lake
Development Application**

Office Use Only

File # _____

Project Title: New Sign

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input checked="" type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: QUICK SIGNS INC

Address: 424 TREASURE

OSWEGO, IL 60543

Phone: 630-554-7370

Fax: 630-554-7372

E-mail: REVJ@QUICKSIGNSINC.COM

Owner Information (if different)

Name: Kensington Realty Advisors

Address: 100 N Riverside Plaza Suite 2300

Chicago, IL 60606

Phone: 312-993-7800

Fax: 312-993-7801

E-mail: _____

Property Information

Project Description: NEW SIGN

Project Address/Location: Northwest corner of Randall Rd. and
Alexandra Blvd.

PIN Number(s): 19-18-427-002

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: Quick Signs Inc

Signatures

[Signature] 7-2-13
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Amy Landsberg A. Folley 7-2-13
OWNER: Print and Sign-name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

**IN THE MATTER OF THE PETITION
OF QUICK SIGNS INC. ON BEHALF
OF KENSINGTON REALTY ADVI-
SDRS**

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Quick Signs Inc., on behalf of Kensington Realty Advisors for a Special Use Permit Amendment for a Final Planned Unit Development Amendment, relating to the following described real estate commonly known as Skyridge Club Apartments located at Skyridge Drive, Alexandra Boulevard, Ackman Road and Rondall Road and identified by PINs: 19-18-427-002, 19-18-427-003, 19-18-426-004 and 19-18-426-005.

This application is filed for the purpose of seeking an amendment to a Special Use Permit, which granted a Planned Unit Development approval, to allow changes to the approved signage to allow an additional freestanding sign at the northwest corner of Rondall Road and Alexandra Boulevard, as well as any other variations necessary to approve the plans as presented, pursuant to Article 4-500 Planned Unit Development Standards and Article 9, Administration of the UDO. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday August 7, 2013, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

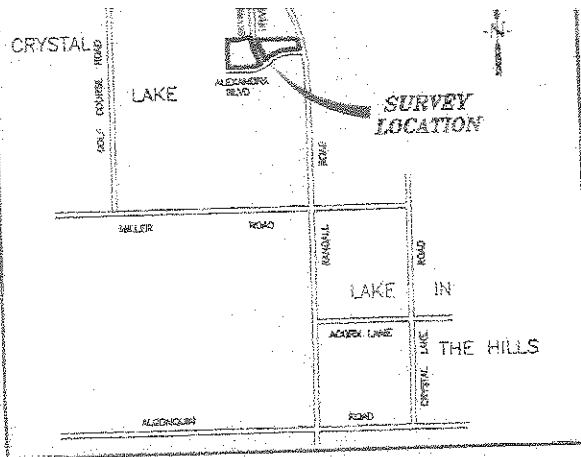
Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
July 22, 2013. #A1516)

VISION OF PART OF THE SOUTHEAST QUARTER
 PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
 (CEPTING THEREFROM THAT PART THEREOF
 OF LOT 3; THENCE SOUTH 47 DEGREES 27
 H LINE OF LOT 3; THENCE NORTH 67
 ER JOG IN THE SAID NORTH LINE OF LOT 3;
 ON-TANGENTIAL CURVE HAVING A RADIUS OF
 C DISTANCE OF 1.54 FEET (SAID CURVE
 NOS EAST AND A CHORD DISTANCE OF 1.54
 354.83 FEET; THENCE NORTH 47 DEGREES 27
 10 MINUTES 13 SECONDS EAST, 2.00 FEET
 IN McHENRY COUNTY, ILLINOIS.

VISION OF PART OF THE SOUTHEAST QUARTER
 PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
 IN McHENRY COUNTY, ILLINOIS.

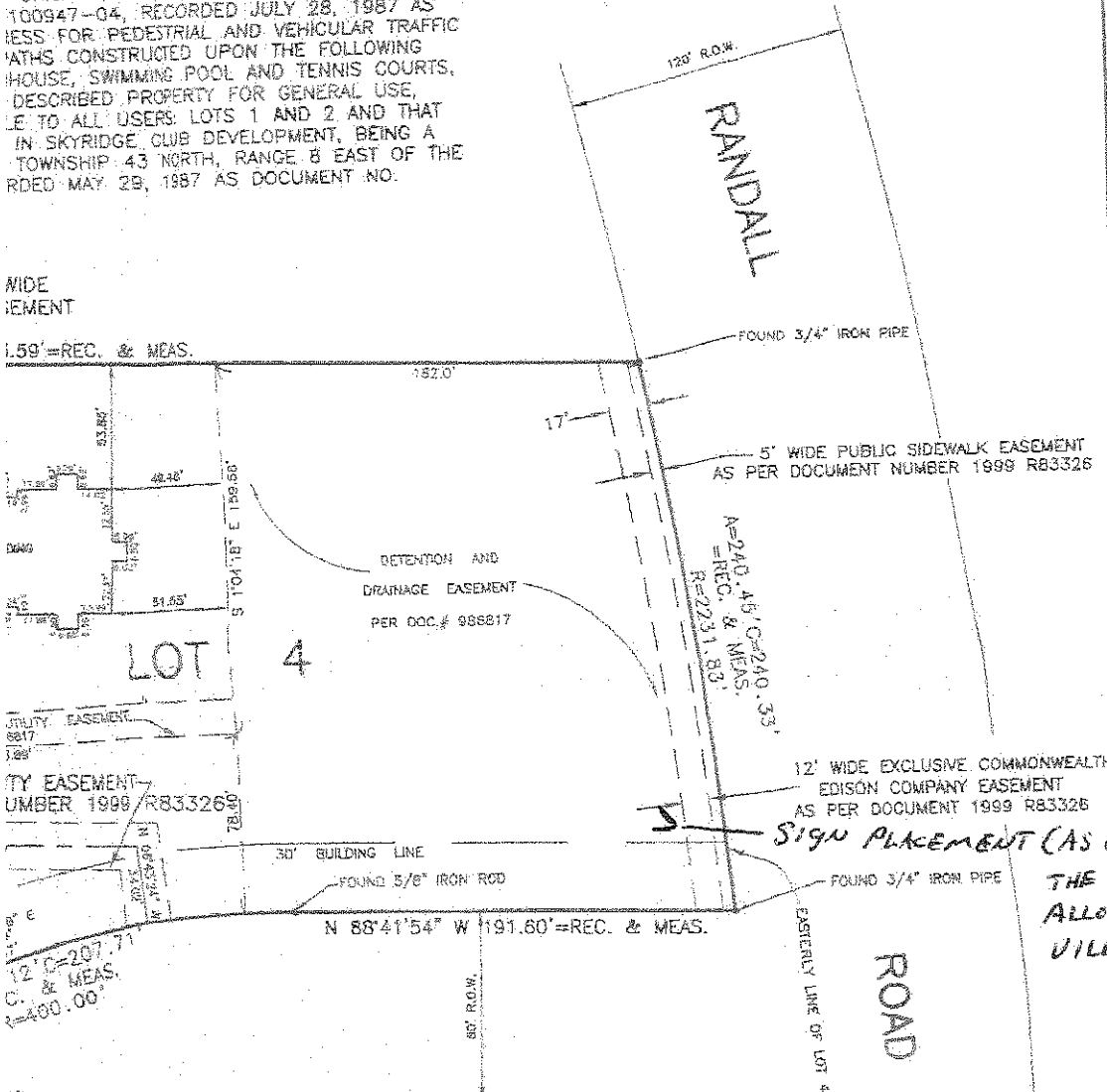
LOTS 1 AND 2 CREATED BY MAINTENANCE AND
 BETWEEN AMERICAN NATIONAL BANK AND TRUST
 JULY 18, 1986 AND KNOWN AS TRUST NO.
 CHICAGO, AS TRUSTEE UNDER TRUST
 100947-04, RECORDED JULY 28, 1987 AS
 DEED FOR PEDESTRIAN AND VEHICULAR TRAFFIC
 RIGHTS CONSTRUCTED UPON THE FOLLOWING
 HOUSE, SWIMMING POOL AND TENNIS COURTS,
 DESCRIBED PROPERTY FOR GENERAL USE,
 OPEN TO ALL USERS; LOTS 1 AND 2 AND THAT
 IN SKYRIDGE CLUB DEVELOPMENT, BEING A
 TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE
 RECORDED MAY 29, 1987 AS DOCUMENT NO.



VICINITY MAP

WIDE
 EASEMENT

1.59' = REC. & MEAS.



**SIGN PLACEMENT (AS CLOSE TO
 THE CORNER AS
 ALLOWED BY
 VILLAGE)**

State of Illinois S.S.
 County of McHenry

To: Realty Mortgage Group, Inc.
 Federal Home Loan Mortgage Corporation, its successors and assigns.
 First American Title Insurance Corporation
 Skyridge Partners II, LLC, an Illinois limited liability company

This is to certify that this map or plat and the survey on which it
 is based were made in accordance with "Minimum Standard Detail
 Requirements for ALTA/ACSM Land Title Surveys," jointly established
 and adopted by ALTA, ACSM and NSPS in 1999, and includes
 items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 of Table A
 attached. Pursuant to the Accuracy Standards as adopted by ALTA,
 NSPS, and ACSM and in effect on the date of this certification,
 undersigned further certifies that proper field procedures
 instrumentation, and adequate survey personnel were employed in
 order to achieve results comparable to those outlined in the

RECEIVED
 JUL 11 2013
 BY:

FLOOD NOTE:
 By graphic platting only, this property is not in any Special
 Flood Hazard area of the Flood Insurance Rate Map,
 Community Panel No. 170732 0330 D with an Effective Date
 of May 19, 1997.

2013 35

Quick SIGNS Inc.
"For all your sign needs"

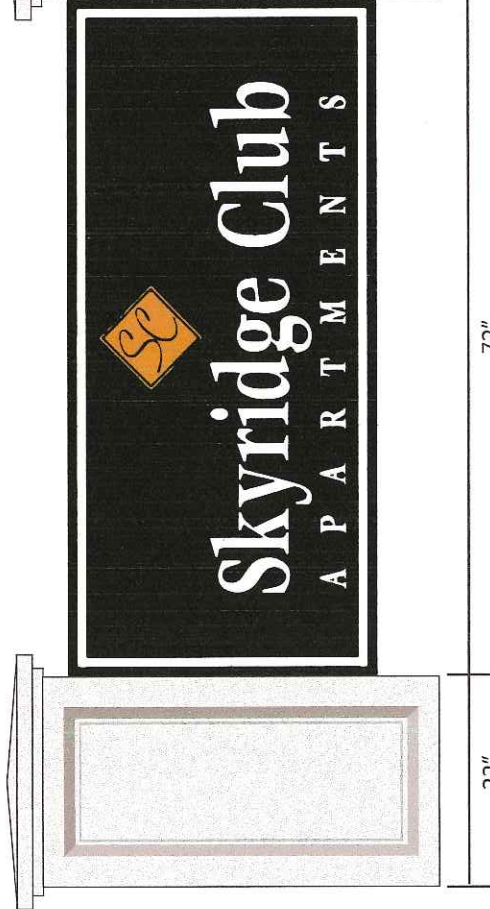
422 Treasure Dr.
Oswego, IL
630-554-7370
www.quicksignsinc.com
sales@quicksignsinc.com

Customer ID: _____
Job Name: Skyridge Apartments
Order #: _____

DESIGNER: Keith

PROOF

Current Date: July 8, 2013
Current Time: _____



2013 35

RECEIVED
JUL 19 2013
BY: _____



All designs and concepts depicted here are confidential and are the exclusive property of Quick Signs Inc., Oswego, IL. They are not to be distributed, copied, or used in any way without our written consent. Customers will be provided with TWO proofs at no charge.

WE WILL NOT BEGIN ANY WORK UNTIL THIS SHEET IS SIGNED & RETURNED.
Thank You.

Signature: _____ Date: _____